

**A SPECIAL JOINT MEETING OF THE
PLANNING & ZONING COMMISSION AND THE HISTORIC AND ARCHITECTURAL
REVIEW COMMISSION OF THE TOWN OF TELLURIDE**

**COMMISSION MEMBERS PLEASE VERIFY CONFLICTS OF INTEREST
PRIOR TO THE MEETING**

May 22, 2014

Thursday 6:00 PM

**REBEKAH HALL, TELLURIDE, CO
113 WEST COLUMBIA AVENUE**

- I. P&Z - CALL TO ORDER: 6:00 PM**
- II. HARC - CALL TO ORDER: 6:01 PM**
- III. APPROVAL OF MINUTES**
- IV. PUBLIC INVITED TO SPEAK ON NON-AGENDA ITEMS**
- V. WORK SESSION**

1. PROJECT TITLE: Four Corners - Worksession

SUMMARY: A worksession pursuant to LUC 5-201.C. regarding a large scale subdivision, a Planned Unit Development ("PUD") and design considerations for new construction and rehabilitation of existing rated structures. The project consists of a mixed use development of multi-residential units and commercial space. The PUD is specific to the Northwest, Southwest and Southeast Corners. The large scale subdivision is specific to the Southwest Corner.

LEGAL DESCRIPTION: Northwest Corner Lots 1 & 3, Block 4, Town of Telluride, Southwest Corner: lots 5,7,9,11 & 13, Block 17, Town of Telluride and the Southeast Corner: North 45' of Lot 6, Block 23, Town of Telluride

ADDRESS: 127, 157, 201 (Vacant) and 283 S. Fir St, and the (Vacant) N 45' of Lot 6, Block 23, West Pacific Avenue.

ZONE DISTRICT: Commercial (C)

TREATMENT AREA: Warehouse Commercial ("WC") & lots 11 & 13, Block 17, TOT subject to the River Park Corridor Overlay ("RPC")

OWNER: Telluride Transfer Company, LLC

REPRESENTATIVE: Garrett Simon, Telluride Transfer Company

STAFF: Michelle Haynes Building and Planning Director and Bob Mather, Historic Preservation Architect

2. PROJECT TITLE: Hotel Ajax – Worksession

SUMMARY: A Worksession pursuant to LUC 5-201.C. regarding a General Waiver request to increase the FAR up to 2.4:1, proposed large scale subdivision, Planned Unit Development ("PUD") and design for new construction of a mixed use development consisting of a hotel, ancillary spaces for hotel use, and multi-family condominiums.

LEGAL DESCRIPTION: Block 12, Lots 100A, 102A, 104A, 106A, 108A, 110A, 112A, 114A, 116A, 118A, TOT

ADDRESS: 300 Block East Colorado Avenue

ZONE DISTRICT: Commercial (C)

TREATMENT AREA: Main Street Commercial ("MS") & River Park Corridor Overlay ("RPC")

OWNER: Telluride Parkside Properties, LLC

REPRESENTATIVE: Dylan Henderson of DH Architecture and Telluride Ajax Investment Partners, LLC

STAFF: Michelle Haynes Building and Planning Director and Bob Mather, Historic Preservation Architect

VI. REVIEW AND RECOMMENDATION

PROJECT TITLE: A Review and Recommendation to the Telluride Town Council Regarding a General Waiver Request pursuant to LUC 5-205.C.

SUMMARY: A Review and Recommendation to the Telluride Town Council regarding a General Waiver request to increase the floor area up to 2.4:1 by the Telluride Investment Partners for a large scale mixed use development project consisting of a hotel, ancillary spaces for hotel use and multi-family condominiums.

LEGAL DESCRIPTION: Block 12, Lots 100A, 102A, 104A, 106A, 108A, 110A, 112A, 114A, 116A, 118A, TOT

ADDRESS: 300 Block East Colorado Avenue

ZONE DISTRICT: Commercial (C)

TREATMENT AREA: Main Street Commercial ("MS") & River Park Corridor Overlay ("RPC")

OWNER: Telluride Parkside Properties, LLC

REPRESENTATIVE: Dylan Henderson of DH Architecture and Telluride Ajax Investment Partners, LLC

STAFF: Michelle Haynes Building and Planning Director

V. BOARD AND STAFF DISCUSSION

VI. ADJOURN HARC

VII. ADJOURN PZ

For more complete information on these applications or projects, please contact Town of Telluride Planning Department at (970) 728-2170.

NOTE: In the interest of managing the agenda and time, the Chair may request public comment to be kept to 5 minutes a person